| UNIT NUMBER OR ADDRESS: | |
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CRIME FREE HOUSING ADDENDUM

In consideration of the original execution or continuation of the lease or rental agreement relating to the below signed Tenant's lease or rental of the unit, the Tenant hereby agrees to the following material terms, conditions, and covenants:

- 1. A Tenant, any member of the Tenant's household, or a guest or other person affiliated with the Tenant shall not engage in criminal conduct on the property, including any unit rented or leased or the common areas of the property. Criminal conduct shall be defined as any act that is defined by the city of Kent, the state of Washington, or the United States as a misdemeanor, gross misdemeanor, felony, or a crime. Gang or gang related activity, as those terms are defined by RCW 59.18.030, shall also be considered criminal conduct.
- 2. The Landlord or property owner, or his or her designee, shall have the right and authority to bar or prohibit any person not specified on the rental agreement from the property, including from the unit, for good cause. Good cause shall include conduct that is, at the sole discretion of the Landlord or his or her designee, criminal conduct, disruptive to tenants of the property or neighboring properties, or destructive to the rental property or neighboring properties.
- 3. When a person has been barred or prohibited from the property by the Landlord or his or her designee, any attempt by the Tenant to license, allow invite, fail to exclude, or otherwise permit the person to enter any portion of the property, including the unit rented by the Tenant or the common areas of the property, shall be considered a material violation and breach of the rental agreement or lease, and shall be grounds for termination of the rental agreement or lease.
- 4. The Tenant shall comply with the terms and conditions of RCW 59.18.130 (residential tenants) or RCW 59.20.080 (manufactured/mobile home tenants), which is incorporated herein by this reference.
- 5. The Tenant shall not park any inoperable vehicle on the rental property and agrees that the Landlord or his or her designee shall have the right to remove the inoperable vehicle form the property at the Tenant's expense.

ANY VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE RENTAL AGREEMENT OR LEASE AND SHALL BE GOOD CAUSE FOR THE TERMINATION OF THE TENANT'S RESIDENCY AND SHALL RESULT IN EVICTION; PROVIDED, IF EVICTION WOULD, UNDER NORMAL CIRCUMSTANCES, BE APPROPRIATE AS A RESULT OF CRIMINAL CONDUCT BEING COMMITTED ON THE PROPERTY, THEN, THE TENANT MAY NOT BE EVICTED IF THE TENANT WAS A VICTIM OR DEPENDENT OF THE VICTIM OF THE CRIMINAL CONDUCT WHICH IS OCCURRED ON THE RENTAL PROPERTY AND PROVIDED FURTHER THAT THIS ADDENDUM SHALL NOT BE INTERPRETED OR APPLIED CONTRARY TO THE RIGHTS PROVIDED IN RCW 59.18.580.

By signing below, Tenant agrees that this addendum is a reasonable obligation or restriction pursuant to RCW 59.18.140, and that Tenant has a duty to comply with its terms.

In case of conflict between the provisions of this addendum and any other provisions of the rental agreement or lease, the provisions of this addendum shall govern.

The is addendum is hereby incorporated into the rental agreement or lease executed or renewed either this day or on a prior occasion between the Landlord and Tenant.

| Landlord: | Resident: |
|-----------|-----------|
| Date: | Resident: |
| | Resident: |